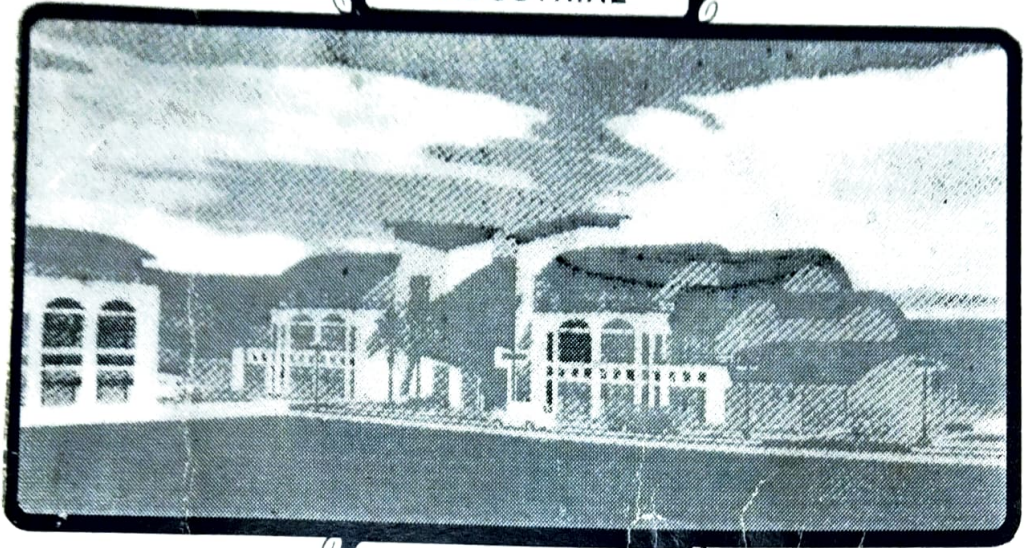


EVERSHINE INDUSTRIAL ESTATE

GOKHIVARE, VASAI (EAST)

INDUSTRIAL



ESTATE

AGREEMENT FOR SALE OF

GALA No. 27 ON GR

FLOOR IN B WING OF Block 'B' BLDG.

IN



EVERSHINE BUILDERS PVT. LTD.



Registration Number: 08/0001

0-00-00-000

Original

नोंदणी 39 म.

Regn. 28 M

पावती

पावती क्र. : 214

दिनांक 09/01/2003

पावतीचे नाव सोखिबारे

दस्तऐवजाचा अनुक्रमांक वसई 3 - 00214 - 2003

दस्ता ऐवजाचा करारनामा

पावतीचे नाव: सी चेतना परेश कोठारी

नोंदणी फी	: -	10340.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)	: -	960.00
एकूण	रु.	11300.00

आपणास हा दस्त अंदाजे 4:02PM ह्या वेळेस मिळेल

दुय्यम निबंधक, वसई-३
दुय्यम निबंधक
वसई 3

बाजार मुल्य: 1034000 रु. मोबदला: 899400रु.

भरलेले मुद्रांक शुल्क: 95200 रु.

TRUE COPY



EVERSHINE BUILDERS PVT. LTD.

215, Veera Beena Shopping Centre
Opp. Bandra Station, Bandra (West)
Mumbai - 400 050
Tel: 651 2867 & 642 2418 (4 Lines)
643 2228, 643 2285
Fax: 642 1859

Date: 15/01/2003.

NO OBJECTION CERTIFICATE

REF. N. O. C. POWER

We have no objection for release of 15 H.P. (Fifteen Only) H. P. power supply to MRS. CHETNA P. KOTHARI & MR. PARESH R. KOTHARI of Gala No. B/27 in 'B' Block (Ground floor) in Evershine Industrial Estate, Vasai (E).

FOR STYLE EVERSHINE BUILDERS PVT. LTD., (INDUSTRY)

AUTHORISED SIGNATORY.

08/01/2003



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

३२२, ३३३, ३४४, ३५५, ३६६, ३७७, ३८८, ३९९, ४००, ४११, ४२२, ४३३, ४४४, ४५५, ४६६, ४७७, ४८८, ४९९, ५००, ५११, ५२२, ५३३, ५४४, ५५५, ५६६, ५७७, ५८८, ५९९, ६००, ६११, ६२२, ६३३, ६४४, ६५५, ६६६, ६७७, ६८८, ६९९, ७००, ७११, ७२२, ७३३, ७४४, ७५५, ७६६, ७७७, ७८८, ७९९, ८००, ८११, ८२२, ८३३, ८४४, ८५५, ८६६, ८७७, ८८८, ८९९, ९००, ९११, ९२२, ९३३, ९४४, ९५५, ९६६, ९७७, ९८८, ९९९, १०००

CIDCO/VVSR/BP-1064/E/2003

दिनांक:

08/01/2001

To,

M/s. Style Evershine Builders Pvt. Ltd.
 215, Veena Beena Shopping Centre
 Opp. Bandra Railway Station
 Bandra(W)
 NUMBAI - 400 080.

Sub: Grant Occupancy Certificate for the Industrial Building on land bearing S. No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, 243/1A, 1B, 2, 3, 4, 244/1, 2, 3A, 3C, 6, 7A, 7B, 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, 246/1A, 1B, 2, Plot No. 2, 3, 4, 5, 6, 7, 13 & 14 Village Gokhiware, Taluka Vasai, Dist: Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/BP-1064/E/5524 dated 04/01/1996.
 - 2) Amended plan approval vide letters dated 12/03/1996 & 12/10/2000.
 - 3) N.A. order No. REV./DESK-I/T-IX/NAP/SR-29/95 dated 16/10/1995 from the Collector, Thane.
 - 4) GSDA's vide letters No. GSDA/TH/TECH/LGW/2275/94 dated 04/06/1994 for potable water supply.
 - 5) Development Completion certificate letter dated 28/04/2000 from Architects.
 - 6) Structural Stability certificate from your Structural Engineer vide letter dated 24/02/2000.
 - 7) Plumbing certificate dated 03/07/2000.
 - 8) Your Architect letter dated 03/07/00 & 02/11/2000, 02/01/2001 & 04/01/2001.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for the Industrial Building on land bearing

CERTIFIED TRUE COPY

S. No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, 243/1A, 1B, 2, 3, 4, 244/1, 2, 3A, 3C, 6, 7A, 7B, 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, 246/1A, 1B, 2, Plot No. 2, 3, 4, 5, 6, 7, 13 & 14 Village Gokhiware, Taluka Vasai, Dist: Thane, alongwith as built drawings.

Yours faithfully

[Signature]
 08/01/01

(H.B. ROE)
 EXECUTIVE ENGINEER (BP)W



Shah Gattani Consultants, Architects
 Lucky Palace, Station Road
 Near State Bank of India
 Vasai (W), Taluka Vasai

DIST: THANE
 ३२२, ३३३, ३४४, ३५५, ३६६, ३७७, ३८८, ३९९, ४००, ४११, ४२२, ४३३, ४४४, ४५५, ४६६, ४७७, ४८८, ४९९, ५००, ५११, ५२२, ५३३, ५४४, ५५५, ५६६, ५७७, ५८८, ५९९, ६००, ६११, ६२२, ६३३, ६४४, ६५५, ६६६, ६७७, ६८८, ६९९, ७००, ७११, ७२२, ७३३, ७४४, ७५५, ७६६, ७७७, ७८८, ७९९, ८००, ८११, ८२२, ८३३, ८४४, ८५५, ८६६, ८७७, ८८८, ८९९, ९००, ९११, ९२२, ९३३, ९४४, ९५५, ९६६, ९७७, ९८८, ९९९, १०००

115-11

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सदर कार्यालय: पुणे, महाराष्ट्र, भारत (पुणे) डि. ऑफ. ४०९, २१० दुसरी (११२) - ४११००१ - ४११००१, पुणे - ४११००१, महाराष्ट्र, भारत

CIDCO/VVSR/BP-1064/E/2000

02/01/2000

दिनांक: / /

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Gala Type Industrial Building with built up area 6258.363 Sq.m. on land bearing S.No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, 243/1A, 1B, 2, 3, 4, 244/1, 2, 3A, 3C, 6, 7A, 7B, 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, 246/1A, 1B, 2, Plot No. 2, 3, 4, 5, 6, 7, 13 & 14 Village Gokhiware, Taluka Vasai, Dist. Thane is completed under the supervision of architect M/s. Shah Gattani Consultants, (License Registration No. CA/81/6322) and has been inspected on 02/08/2000 and I declare that the development has been carried out in accordance with regulations and conditions stipulated in the Commencement Certificate No. CIDCO/VVSR//BP-1064/E/5524 dated 04/01/1996 & Ammended plan approval vide letter dated 19/03/1996 & 12/10/2000 issued by CIDCO and is permitted to be occupied subject to following conditions :-

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Directorate of Industries before commencement of manufacturing activities.
2. Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units.
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.

Contd. 2

फिंडिंग्स

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

२२, कर्जावाडी कॉम्प्लेक्स इस्टा पेजला वसाई (पूर्व), जि. ठाणे ४०३ २१० दुरावनी : (११२) - २३४४६९ - २३४४७६ फॅक्स : २३४४६९ एम. टी. सी. ०३१५०

दिनांक : #

- Notwithstanding any thing contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of building or structures erected of use contrary to the provision of this grant within the specific time Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/his successors and every person deriving title through or under them.
- You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- This certificate of occupancy is issued only in respect of 44 Galas & contained in Two nos. of Building.
- The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned here-with.

CERTIFIED TRUE COPY



H. U. Rai
08/01/01
(H. U. RAI)

EXECUTIVE ENGINEER(BP)VVSR

महाराजळा, मरिमान पॉइंट, मुंबई - ४०० ०२१, दुरावनी : २०२ २४ २०, २०२ २४ २१ फॅक्स : ००-११-२२-२०२२५०९
 मराठा वसावळी, साठवाडी भवन, सी. वी. डी., बेलापूर, गदी मुंबई - ४०० ६१४, दुरावनी : ०५० १२ ४१/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-११-२२-४५०१०६६

सूची क्र.2

दुय्यम शिक्क वसई 3

दस्त क्रमांक : 5573/2003

नोंदणी :

Regn.63m

5573350
18-11-2022
Note -Generated Through eSearch
Module For original report please contact
concern SRO office

गावाचे नाव : गोखिवरे

(1) दिलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.642600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	रु. 636000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन : औद्योगिक गाळा नं 17/बी , तळमाळा , मे स्टार्टल एकरशार्ईन इंडस्ट्रीयल इस्टेट
(5) क्षेत्रफळ	70.63 चौ मी
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्टार्टल एकरशार्ईन इंडस्ट्रीयल इस्टेट प्रा लि चे डायरेक्टर श्री रामचंद्र लुधानी तर्फे कु.मु श्री विजय - रांड्रीगज वय:-29पत्ता:- -पिन कोड:- -पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-सौ चेतना पी कोठारी वय:-32पत्ता:-जी/3 पिन कोड:- -पॅन नं:- 3): नाव:-श्री परेश .आर कोठारी वय:-34पत्ता:- जी/3पिन कोड:- -पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2003
(10) दस्त नोंदणी केल्याचा दिनांक	28/08/2003
(11) अनुक्रमांक, खंड व पृष्ठ	5573/2003
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	61100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	6430
(14) शेष	-

214350
18-11-2022

सूची क्र.2

दुय्यम निबंधक : वसई 3

Note:-Generated Through eSearch
Module.For original report please contact
concern SRO office.

दस्त क्रमांक : 214/2003

नोंदणी

Regn.63m

गावाचे नाव : गोखिवरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.899400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1034000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :गाळा नं 27 , तळमाळा , एव्हरशाईन इन्डस्ट्रीयल इस्टेट
(5) क्षेत्रफळ	118.66 चौ मी
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे एव्हरशाईन बिल्डर्स प्रा लि तफेर् डाय श्री रामचंद लुधानी तर्फे कु मु श्री विजय - रॉडींगज वय:-29पत्ता:- -पिन कोड:- -पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-सौ चेतना परेश कोठारी वय:- 30पत्ता:- -पिन कोड:- -पॅन नं:- 3): नाव:-श्री परेश आर कोठारी वय:-33पत्ता:- -पिन कोड:- -पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2003
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2003
(11)अनुक्रमांक,खंड व पृष्ठ	214/2003
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	95200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	0
(14)शेरा	-

No. 064

Member's Register No. **64**

Authorised Share Capital Rs. 1,00,000/- divided into 2000 shares each of Rs. 50/- only.

This is to certify that ~~Smt. / Kam. / M/s.~~ **Chetna . J .**
Kothari & Jyeshth R. Kothari of Gala No **B-027**

is/are the Registered Holder of Five Shares of Rs. 50/- each (Rupees Fifty for each share) From
No. **316 to 320** (Both inclusive) in **EVERSHINE IND. ESTATE PREMISES CO. OP. SOC. LTD.**
subject to the Bye-Laws of the said Society and that upon each of such Shares the sum of
Rupees Fifty have been paid.

Given under the Common Seal of the said Society at VASAI this **3rd** day of **June** 2006



For **EVERSHINE IND. ESTATE PREMISES CO. OP. SOC. LTD.**

[Signature]
[Signature]
Chairman / Hon. Secretary / Treasurer

As many are the word
of the Sub-Registrar
of Vasai Dist. Thane
Maharashtra
4999500

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 08th day of JANUARY 2003 between Style Evershine Builders Private Limited, a Company incorporated under the Companies Act, 1956, and having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai 400 050, hereinafter called "the Builders" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART, AND; Mr./Mrs. Chetna P. Kothari &

Mr. Paresh R. Kothari of Indian inhabitant, residing at G/3; Shakti Chhaya; Shakti Nagar; opp. Hill Top Shopping Centre; Vasai (E).

hereinafter called "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/heirs, executors and administrators) of the OTHER PART;



Proper Officer
Sub-Registrar Vasai - 1
Dist. Thane,

OFFICE OF THE SUB-REGISTRAR
VASAI-I, DIST. THANE
MAH/CRA/03/YEAR - 2000
3134 SPECIAL REGISTER
121792 JAN 07 2003
CE R. 0095200/PB 0114
INDIA STAMP DUTY MAHARASHTRA

(Handwritten signatures and initials)

7-3-2
3/1/85
2

AND WHEREAS By a Deed of Conveyance dated 5th August, 1994 made by and between Mr. E. S. Andrades and Mrs. Janabai E. Andrades, as Vendors of the ONE PART, Mr. Sadanand R. Raut as First Confirming Party of the SECOND PART, M/s. Ponafel Corporation, as Second Confirming Party of the THIRD PART and Builders as Purchasers of the FOURTH PART, the vendors sold, conveyed and transferred and each of the Confirming Parties confirmed unto the Builders the properties, more particularly described Firstly in the Schedule hereunder written for the consideration therein mentioned;

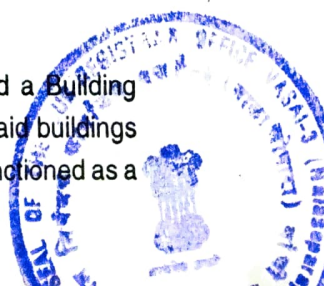
AND WHEREAS by a Deed of Conveyance dated the 22nd November, 1994 made by and between Mr. E. S. Andrades and Mrs. Janabai E. Andrades as Vendors of the ONE PART, Mr. Sadanand R. Raut as First Confirming Party of the SECOND PART, M/s. Ponafel Corporation, as Second Confirming Party of the THIRD PART and Builders as Purchasers of the FOURTH PART, the vendors sold, conveyed and transferred and each of the Confirming Parties confirmed unto the Builders the properties, more particularly described Secondly in the Schedule hereunder written;

AND WHEREAS the Builders evolved a Scheme for developing the said properties more particularly described Firstly and Secondly in the Schedule hereunder written by selling up an Industrial Estate, comprising two buildings with a view to selling industrial galas (hereinafter referred to as "Galas") on what is popularly known as "Ownership" basis and transferring and conveying the land and buildings to a Co-operative Society or a Limited Company to be formed of Purchasers of Units under applicable laws;

AND WHEREAS pursuant to the Scheme the Builders prepared and submitted to the City Industrial and Development Corporation (hereinafter referred to as "CIDCO") a Building Proposal for approval;

AND WHEREAS CIDCO has approved the said Building Proposal vide its Commencement Certificate No. CIDCO/VVSR/BP-1064/E/5524 dated 28.12.1995 / 4.1.96 for construction of two buildings 'A' and 'B'. Building 'A' comprising Ground and one upper floor and Building 'B', comprising Ground Floor;

AND WHEREAS the Builders have also prepared a Building Proposal for construction of additional floors over the said buildings with a view to consuming further F.S.I., which may be sanctioned as a



Mr. P. Lohar
Mr. P. Lohar

result of change in present building laws and will in due course seek approval of CIDCO to such Building Proposal.;

AND WHEREAS the Builders have commenced the work of construction of the two buildings;

AND WHEREAS the title to the property has been investigated by M/s. M. T. Miskita & Company, Advocates and Solicitors for the Builders and have issued Certificate of Title (a xerox copy whereof, together with relevant extracts Record of Rights, are annexed and marked ANNEXTURE 'A' & 'B' collectively) ;

na. Pethkar

AND WHEREAS the Purchaser being desirous of acquiring a Gala in Building A / B has taken inspection of the said properties and has also examined the hereinbefore recited Deeds of Conveyance and the Building Plans and Commencement Certificate issued by CIDCO; as per ANNEXTURE 'C'.

AND WHEREAS the Purchaser herein is desirous of acquiring a Gala in Building A / B in the said Project to be known as "EVERSHINE INDUSTRIAL ESTATE" after having taken inspection of copies of various documents of title relating to the said property and the plans and a copy of designs and specifications prepared by Builders' Architects M/s. SHAH GATANI CONSULTANTS. and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the Rules made thereunder.

AND WHEREAS the Builders have accordingly already commenced constructing of the said building/s in accordance with the said plans and will make such changes or modifications as are necessary.

AND WHEREAS the Purchaser has applied to the Builders for allotment of a Gala on the 5th floor of Building A / B, being presently under construction on the said land subject to the terms and conditions mentioned hereunder in this Agreement.

Ashwin P. Athar

AND WHEREAS the under Section 4 of the said ACT the Builders are required to execute a written Agreement for Sale of the said Galas to the Purchaser being in fact these presents and also to



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register the said Agreement for Sale under the Registration Act 1908.

Now This Agreement Witnesseth And It Is Hereby Agreed
By And Between The Parties Hereto As Follows :

1. The Builders shall construct the said building consisting of ground and first floor on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Gala Purchaser with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

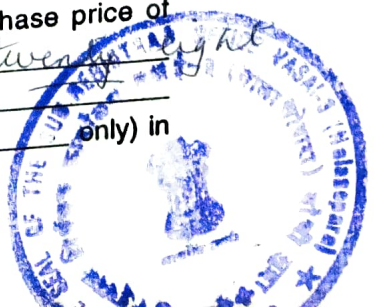
2. Provided that the Builders shall have to obtain prior consent of the Gala Purchaser in respect of such variations or modifications which may adversely affect the particular Gala of the Gala Purchaser.

3. The Gala Purchaser has prior to the execution of this agreement satisfied himself/herself about the title of the Builders to the said property and she/he shall not be entitled to further investigate the title of the Builders and no requisitions or objections shall be raised on any matter relating to the titles.

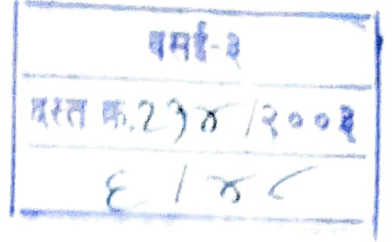
4. The Gala Purchaser hereby agrees to purchase from the builders and the Builders hereby agrees to sell to the Gala Purchaser, Gala No. 27, in the building, of built up area admeasuring 1277 square feet equivalent to 118.68 square metres (which is inclusive of common service area) [carpet area admeasuring 1064 square feet equivalent to 98.88 square metres] on the GR floor as delineated in red colour boundary line on the floor plan thereof hereto annexed and marked ANNEXTURE 'D' (hereinafter referred to as "the Gala" for the price of Rs. 899400 = 8 /- (Rupees Eight lacs ninety nine thousand four hundred only).

The Gala Purchaser has paid to the Builders on or before the execution of this agreement a sum of Rs. 471400 = 4 /- (Rupees Four lacs seventy one thousand four hundred only).

and hereby agrees to pay the balance of the purchase price of Rs. 428000 = 4 /- (Rupees Four lacs twenty eight thousand only).



Chetan P. Wadhvani



the following manner :

- | | | |
|----|------------|--|
| 1. | 15 % | Earnest Money Deposit |
| 2. | 15 % | on completion of Plinth |
| 3. | 10 % | on completion of Lintels and Chajja |
| 4. | 15 % | on completion of B.W. & Window Fixing |
| 5. | 20 % | on completion of Roof |
| 6. | 10 % | on completion of Internal Plaster |
| 7. | 10 % | on completion of External Plaster |
| 8. | <u>5 %</u> | on remaining at the time of Possession |
| | 100 % | TOTAL |
| | ===== | |

5. IT IS hereby expressly agreed that the time for the payment of each of the aforesaid instalments of the consideration amount shall be the essence of the contract. All the above respective payments shall be made within seven days of the Builders sending a notice to the Gala Purchaser calling upon him/her to make payment of the same. Such notice is to be sent Under Certificate of Posting at the address mentioned hereinafter to the Gala Purchaser and this posting will be sufficient discharge to the Builders.

6. Without prejudice to his rights under this Agreement and/or in law, the Builders shall be entitled to claim and the Gala Purchaser shall be liable to pay to the Builder interest at the rate of 24% per annum, on all such amounts which may become due and payable by the Gala Purchaser under this Agreement and remain unpaid for seven days or more after becoming due.

7. On the Gala Purchaser committing default in payment on due date of any amount due and payable by the Gala Purchaser to the Builders under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Gala Purchaser committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at his own option to terminate this Agreement.

8. Provided always that the power of termination herein before contained shall not be exercised by the Builders unless and until the



Chetan P. Kothari

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६ / १८

Builders the Gala Purchaser's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company, on the conveyance or any document or instrument of transfer in respect of the said property and the said building to be executed in favour of the Society or Limited Company.

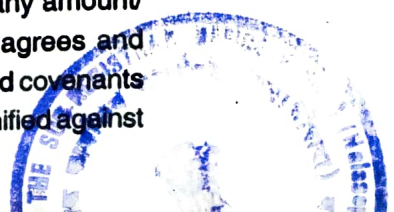
15. The Builders shall maintain a separate account in respect of sums received by the Builders from the Gala Purchaser as deposit, sums received on account of the share capital for the formation of the Co-operative Society or a Limited Company or towards the outgoings, and shall utilise the amounts only for the purpose for which they have been received.

16. The Builders shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold Galas/godowns/garages. The Builders will bear the local body assessments, if any, payable and nothing else till all such unsold Galas are sold.

17. The Builders hereby declares that the Floor Space Index available in respect of the said property is 12,742 square metres only and that no part of the said Floor Space Index has been utilised by the Builders elsewhere for any purpose whatsoever. The residual F.A.R. (F.S.I.), if any, in the said property or the layout not sanctioned will be available to the Builders till the transfer of the property to the Society or Limited Company.

18. The Builders hereby agrees to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Gala to the Gala Purchaser, obtain from the concerned local authority, occupation and / or completion certificate in respect of the Gala buildings.

19. The Gala Purchaser agrees and undertakes to pay all the amounts payable under this Agreement as and when called upon by the Builders and the Builders is not bound to give any notice and the absence thereof shall not be admitted as an excuse for non-payments of any amount/ amounts on the due dates. The Gala Purchaser further agrees and undertakes to observe and perform the terms, conditions and covenants contained in this Agreement and to keep the Builders indemnified against



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१०/४८

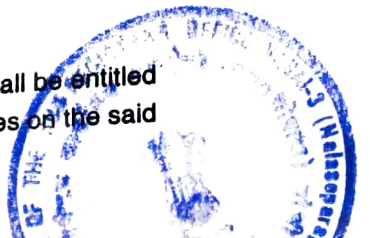
the said payments and observance and performance of the said terms, conditions and covenants to be observed and performed by the Gala Purchaser under this Agreement.

20. If the Gala Purchaser neglects, omits or fails for any reason whatsoever to pay to the Builders any of the amounts or dues payable by the Gala Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Gala Purchaser in any way fails to perform and/or observe any of the terms and conditions and stipulations and covenants herein contained and on his/her part to be observed and performed this Agreement shall cease and stand terminated and the earnest money and all other amounts till then paid by the Gala Purchaser shall be refunded to the Gala Purchaser and the Gala Purchaser hereby agrees to forfeit all his/her right, title and interest in the Gala and in such an event, the Gala Purchaser shall also be liable to immediate ejection as trespasser. However, the rights given under this clause to the Builders shall be without prejudice to any other rights, remedies and claims whatsoever, of the Builders available against the Gala Purchaser under this Agreement and/or otherwise.

21. The Builders will be permitted to make additions, alterations or put up any additional structures as may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I. on the said property, whether sanctioned or not which is available at the time of Society or Limited Company is formed or registered. Such additions, structures or floors shall be the property of the Builders and the Builders will be entitled to dispose off the same in any manner as they may deem fit without adversely affecting the Gala of the Purchaser.

22. The Gala Purchaser agrees and undertakes to permit and give the Builders all facilities for making any additions, alterations or to put up any additional structure or floors on the said property as mentioned in clause 21 till the property is conveyed and registered. The Gala Purchaser further agrees and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

23. It is hereby expressly agreed that the Builders shall be entitled to sell the Galas in the said building and other structures on the said



Chetan P. Lohani

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have the right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of the said property in any other manner whatsoever. The Gala Purchaser agrees and undertakes to permit and give the Builders all facilities for making any additions alterations or to put up any additional structures or floors on the said property as mentioned in clause 21 till the property is conveyed/assigned is formed and registered. The Gala Purchaser further agrees and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

29. Any delay or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Gala Purchaser shall not be construed as a waiver on the part of the Builders for any breach or non-compliance of any of the terms and conditions of this Agreement by the Gala Purchaser nor shall be the same in any manner prejudice the rights of the Builders.

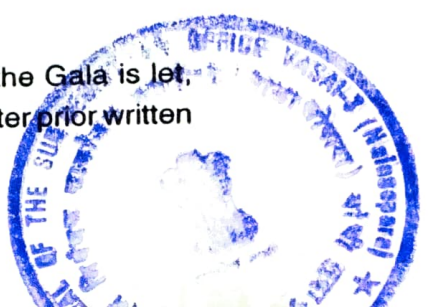
30. The Builders shall be entitled to enter into agreements with other Gala Purchasers on such terms and conditions as the Builders may deem fit or alter the terms and conditions of the agreements already entered into by the Builders with other Gala Purchasers, if any, without affecting or prejudicing the rights of the Gala Purchaser in the Gala under this Agreement.

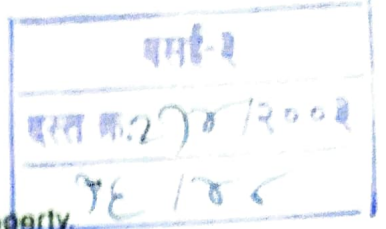
31. The name of the building shall forever be "EVERSHINE INDUSTRIAL ESTATE" whereas the name of the Society shall be determined and fixed by the Gala Purchasers.

32. The Gala Purchaser shall not let, sub-let, sell, transfer, convey, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with his/her interest or the benefit of this agreement or any part with thereof in the Gala until all his/her dues of whatsoever nature owing to the builders are fully paid and only if the Gala Purchaser has not been guilty of breach or of non-compliance of any of the terms and conditions of this agreement and till such time, the conveyance/assignment or any other document of transfer as hereinafter referred is executed, he/she shall have to obtain the previous consent in writing of the builders.

33. The Gala Purchaser and the persons to whom the Gala is let, sub-let, transferred, assigned or given possession of (after prior written

Handwritten signature





the Gala Purchaser shall have no right in the said property.

42. The Gala Purchaser shall sign all papers and documents and do all other things that the Builders may require him/her to do and execute from time to time for more effectively enforcing this Agreement and/or for safeguarding the interest of all persons acquiring the remaining Galas in the said buildings or on the said property.

43. In the event of the Gala Purchaser failing to sign any papers required by the Builders as hereinbefore provided, this Agreement shall stand terminated and the Gala Purchaser shall have no claim in the Gala or against the Builders whatsoever except for refund of payment of the amount paid so far by him.

44. All notices to be served on the Gala Purchaser as contemplated by this Agreement shall be deemed to have been duly served is sent to the Gala Purchaser by Under Certificate of Posting at his/her address given below :

G/3, Shakti Chhaya,
Shakti Nagar, opp. Hill Top
Shopping Centre, Vasai (E)

45. The Builders shall give the possession of the Gala to the Gala Purchaser on or before the 30th day of December 1997, subject to the availability of Building Materials, labour and natural calamities. If the Builders fails or neglects to give possession of the Gala to the Gala Purchaser on account of reasons beyond his control and of his agents as per the provisions of Section 9 of the Maharashtra Ownership Act, by the aforesaid date or dates prescribed in Section 8 of the said Act then the Gala Purchaser shall have an option to exercise his right of terminating this Agreement and demanding refund of the amounts paid to the Builders till then and the Builders shall be liable to refund to the Gala Purchaser the amounts already received by him in respect of the Gala with simple interest at nine per cent per annum from the date the Builders received the sum till the date of the amounts and interest thereon are repaid.

46. Provided that the Builders shall be entitled to reasonable extension of time for giving delivery of Gala of the aforesaid date. If



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amendment or any other law, Central or State, this transaction is held to be liable to tax as a sale or otherwise, either wholly or in part and any inputs or material or equipments used or supplied in execution of or in connection with this transaction are liable to tax, hereinafter at or time the same shall be payable by the Gala Purchaser along with other Purchasers on demand at any time.

59. The Builders shall not be responsible for the consequences arising out of change in law or change in Municipal and other laws, rules, regulations, etc.

60. The Gala Purchaser and/or the Builders shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and both the Gala Purchaser and the Builders will attend such office and admit execution thereof.

61. The Gala Purchaser shall pay brokerage at the rate of 2% of the total price to _____ on signing this Agreement.

62. The Purchaser/s shall pay to the Builders on demand any levy and/or charges and/or fees such as development charges, betterment charges for development of the area under Maharashtra Regional Development Act and/or any other statute and/or Rules made thereunder that may be levied and/or charged and/or imposed by the Government or any authority or authorities that may be appointed by the Government from time to time.

SCHEDULE OF THE PROPERTY

FIRSTLY: All those pieces or parcels of land bearing Plot Nos. 2, 3 and 4 admeasuring 2,580 Square Metres, 1,987 Square Metres and 1,961 Square Metres respectively aggregating to 6,528 Square Metres being a part of Survey No. 242 to 246, situate at Village Gokhivare, Taluka Vasai and District Thane in the registration Sub-District of Thane.

SECONDLY: All those pieces or parcels of land bearing Plot Nos. 5, 6, 7, 13 and 14 admeasuring 2,806 Square Metres, 852 Square Metres and 852 Square Metres, 852 Square Metres and 852 Square Metres respectively aggregating to 6,214 Square Metres being a part of Survey No. 242 to 246, situated at Village Gokhivare, Taluka Vasai and District Thane in the Registration Sub-District of Thane.



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दस्ता क्र. 278/२०
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AMENITIES

1. R.C.C. framed structure for heavy Small Scale Industrial use.
2. I.P.S. topped flooring, suitable for Industrial use.
- 3 (a) Each Gala / group of Galas, supplied with two M.S. Rolling Shutters
(b) Steel windows with maximum available opening.
- 4 (a) Bore-well with free sweet water for all use.
(b) Overhead storage water tank of adequate capacities.
(c) Water Pump for lifting water from Bore-well.
- 5 (a) Gala / Group of Galas shall be provided with a toilet block consisting of a W.C. and hand wash basin.
(b) Well laid out drainage system connected to septic tank of adequate capacity.
6. Suitably levelled concrete compound pavement with compound walls upto 5' in height with compound gates.

Ana. P. Kothari



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दस्ता क्र. 2) 8/2002
21/8

WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal to these presents the day and year first hereinabove written.

For Style Evershine Builders Pvt. Ltd.

[Signature]
Director

SIGNED SEALED AND DELIVERED)
by the withinnamed)
Style Evershine Builders Pvt. Ltd.)
by Mr. Ramchand. B. Ladhani)

SIGNED SEALED AND DELIVERED)
by the withinnamed)
Shri/Smt. Chetna. P. Kothari)
Mr. Parash. R. Kothari)

the Purchaser)
in the presence of)
)
)

Chetna. P. Kothari
Parash. R. Kothari
[Signature]

Receipt

RECEIVED the day and year first hereinabove written of and from the withinnamed
Mr./Mrs. Chetna. P. Kothari & Parash. R. Kothari

Purchaser/s the sum of Rs. 471,400 = 00
(Rupees Four lacs seventy one thousand Only)

being the amount of the desposit or earnest money to be paid by him/her to us vide
Cheque No. / Demand Draft No. 474113 dated 26/10/2002
drawn on Global Trust Bank.

WE SAY RECEIVED
For Style Evershine Builders Pvt. Ltd.

[Signature]
Director

WITNESS :
1. _____



ANNEXTURE 'C'

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पत्तिका: इतरांना, अविनाश योग्य

सुई नं. 022

दुरध्वनी १०२ २४ ८१ / १०२ २४ ८० / १०२ २४ ८२

कंप्यूटर १०२ २४ ८१ ● ग्राम विभागाधीन/आयुक्त

तेलफोन ०११-२२१८ विभागाधीन/आयुक्त

पत्र नं. CIDCO/VVSR/BP-1064/E/5524

दिनांक: २८/१२/१९९५, १०/१२/१९९५, १०/१२/१९९५

पत्ती नुमाई १०००/११२

दुरध्वनी १०२ २४ ८१ / १०२ २४ ८० / १०२ २४ ८२

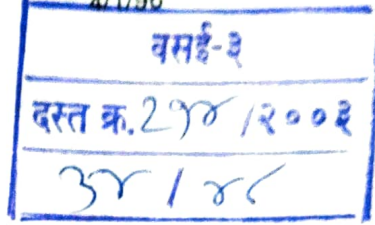
कंप्यूटर १०२ २४ ८१ ● ग्राम विभागाधीन/आयुक्त

तेलफोन ०११-२२१८ विभागाधीन/आयुक्त

दिनांक २८/१२/१९९५

४/१/९६

M/s. Style Evershine Builders Pvt. Ltd.,
215, Veena Beena Shopping Centre,
Opp. Bandra Railway Station,
Bandra (West),
BOMBAY 400 050.



Sub: Development Permission for the proposed Industrial Buildings on Plot Nos. 2, 3, 4, 5, 6, 7, 13 & 14, S.No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, S. No. 243/1A, 1B, 2, 3, 4, S. No. 244/1, 2, 3A, 3B, 3C, 6, 7A, 7B, S. No. 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, S. No. 246/1A, 1B, 2, Village Gokhivare, Taluka Vasai, Dist. Thane.

Ref.: Your Architect's letter dated 26/12/1995

Sir,

Please refer to your application for development permission on plot Nos. 2, 3, 4, 5, 6, 7, 13 & 14, S. No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, S. No. 243/1A, 1B, 2, 3, 4, S. No. 244/1, 2, 3A, 3B, 3C, 6, 7A, 7B, S. No. 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, S. No. 246/1A, 1B, 2, Village Gokhivare, Taluka Vasai, Dist. Thane.

The Development Permission is hereby granted to construct Industrial Buildings on Plot Nos. 2, 3, 4, 5, 6, 7, 13 & 14, S. No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, S. No. 243/1A, 1B, 2, 3, 4, S. No. 244/1, 2, 3A, 3B, 3C, 6, 7A, 7B, S. No. 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, S. No. 246/1A, 1B, 2, Village Gokhivare, Taluka Vasai, Dist. Thane.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, is also enclosed herewith for the structures referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Yours faithfully,

Encl. a/a.

Sd/-
(P. SURESH BABU)
ASSOCIATE PLANNER (ADDL. TPO)
(VVBP)



ANNEXURE 'C'

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पत्ता: पुणे महानगर, नवीपल्ले वीक

दूरध्वनी २२०० ०११

फाक्स २२०२ २२ / २२०२ २२ / २२०२ २२ / २२०२ २२

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CIDCO/VVSR/BP-1064/E/5524

पिठाई नगर, ली.सी.डी. अंतर्गत, वेदाळ, तालुका, जिल्हा

पत्ता पुणे ४११ ०१२

दूरध्वनी २२०२ २२ / २२ / २२ / २२ / २२०२ २२

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दिनांक 28/12/1995
4/1/96

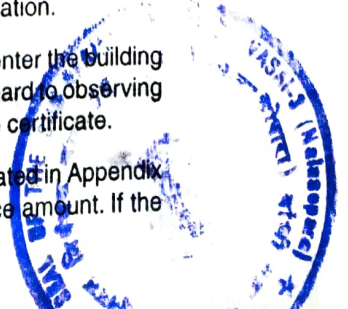
वसुधै-३
३४/२००३
३४/२५

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Style Evershine Builders Pvt. Ltd. in Plot Nos. 2, 3, 4, 5, 6, 7, 13 & 14, S. No. 242/1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, S. No. 243/1A, 1B, 2, 3, 4, S. No. 244/1, 2, 3A, 3B, 3C, 6, 7A, 7B, S. No. 241/1, 2, 3A, 3B, 4, 6, 7, 8-A, 8-B, 9, S. No. 246/1A, 1B, 2, Village Gokhivare, Taluka Vasai, Dist. Thane as per the approved plans and subject to the following conditions for the development work of proposed Industrial Buildings.

- i) No. of buildings : TWO
ii) Total Built-up Area : 6,361.91 Sq.m.

- This certificate is liable to be revoked by the Corporation if :-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The applicant shall :-
 - Give notice to the Corporation immediately after starting the development work in the land under reference.
 - Give notice to the Corporation on completion upto the plinth level & seven days before the commencement of the further work.
 - Give written notice to the Corporation regarding completion of the work.
 - Obtain an occupancy certificate from the Corporation.
 - Permit authorised officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the





Flat No. 27
B Block

[Handwritten signature]

कमरा-27
कमरा नं. 27/2003
20/03

बस-१
दस्ता क्र. २१२/२००४
७३/४८

Mr. Rajkumar R. Ludhani, in respect of the sale of other premises known as "Evershine Industrial Estate" more particularly described in the schedule hereunder written and to do generally all acts, deeds, matters and things as may be necessary for registering the said Ownership Agreements for Sale as galas and units and other premises only under the provisions of the said Act.

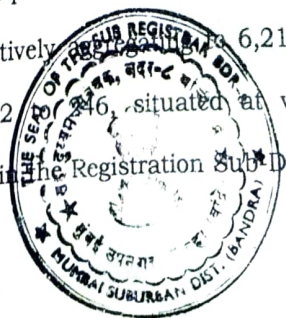
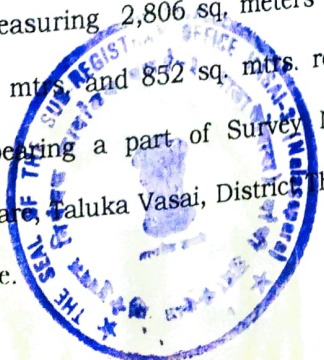
And also to appear before the Registrar or Sub-Registrar of any District or Sub-District appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of deeds, assurances and contracts or other instruments in which we are or may be by the attorney deemed to be interested and pay such fees as shall be necessary for the registration and we do hereby our successors and assigns agree to rectify and confirm all and whatsoever said Attorney should or purport to do or cause to be done by virtue of these presents.

The Schedule Above Referred to :

FIRSTLY : All that piece or parcel of land bearing plot No.2,3 and 4 admeasuring 2580 sq. meters 1,987 sq. meters and 1,961 sq. meters respectively aggregating to 6,528 sq. mtrs. being a part of survey no.242 to 246 situated at village Taluka Vasai and District Thane in the Registration Sub-District of Thane.

बस-८/
५१२५/३
२००२

SECONDLY : All that piece or parcel of land bearing plot No.5,6,7,13 and 14 admeasuring 2,806 sq. meters 852 sq. meters and 852 sq. meters, 852 sq. mtrs. and 852 sq. mtrs. respectively aggregating to 6,214 sq. mtrs. bearing a part of Survey No.242 to 246, situated at village Gokhiwada Taluka Vasai, District Thane in the Registration Sub-District of Thane.



बस-३
 एत. क्र. २१४/२००२
 २८/०९

In Witness whereof, we, Style Evershine Builders Pvt. Ltd. have hereto set and subscribed our hand and seal this 30th day of September in the Christian year 2002.

Signed Sealed and Delivered)
 By withnamed Directors of)
M/s. Style Evershine Builders Pvt. Ltd.:)

FOR STYLE EVERSHINE BUILDERS PVT. LTD.
[Signature]
 DIRECTOR

Mr. Ramchand Ludhani)



Mr. Rajkumar Ludhani)



In the presence of

- [Signature]*
- [Signature]*

Specimen signature of the Attorneys :

- Mr. Vijay Rodriquez
- Mr. V.P. Lobo



बस-२
 ५२२५
 २००३



दस्त गोपवारा भाग-1

5145/2002

Execution of Power

पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

रमणध लुधानी ह म स्टार्टल एकरशाईन बिल्डर्स
वा पि वे संचालक

Executor

विना विना शॉपिंग सेंटर गुरु नानक रोड ,बांद्रा सही
प मु 50 वय 70

Executor

रमणध लुधानी ह म स्टार्टल एकरशाईन बिल्डर्स
वा पि वे संचालक

वय 45

सही

प्रिजय रॉडिक्स

Executant

21. शैलेश , लिकिंग रोड , सांनाकुझ प मु 54. वय सही
45

की पी लांगो

Executant

215. विना विना शॉपिंग सेंटर , गुरु नानक रोड ,बांद्रा सही
प मु 50. वय 70. वय 30.

बनई-३
दस्त क्र. 298/2002
०५/०८

बदर-८/
५९३५/५
२००२



दस्त गोषवारा भाग - 2

दिनांक [बदर 5/145/2002] चा गोषवारा
 दिनांक 1 मोघवारा 0 भरलेले मुद्रांक शुल्क : 100
 दिनांक केत्याचा दिनांक 01/10/2002 11:30 AM
 दिनांक केत्याचा दिनांक : 30 Oct 2002

पावती क्र. 3145 दिनांक 01/10/2002
 पावतीचे वर्णन
 नांव रामचंद्र नुधानी हे म. स्टार्टल एकरसाईन
 बिल्डरी प्रा. लि. ये संचालक

मुद्रांक प्रकार (1) मुखत्यारीची अमलबजावणी म्हणून नेमणूक
 मुद्रांक क्र. 1 ची वेळ : (सादरीकरण) 01/10/2002 11:30 AM
 मुद्रांक क्र. 2 ची वेळ : (पी) 01/10/2002 11:34 AM
 मुद्रांक क्र. 3 ची वेळ : (कडूली) 01/10/2002 11:35 AM
 मुद्रांक क्र. 4 ची वेळ : (ओळख) 01/10/2002 11:35 AM

दिनांक केत्याचा दिनांक : 01/10/2002 11:36 AM

20 : नोंदणी फी
 120 : नककल (अ. 11(1)), मुद्रांकनाची नककल
 (अ. 11(2)).
 सजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी
 140: एकूण

दस्तऐवज करून देणार तथाकथीत [मुखत्यारीची अमलबजावणी म्हणून नेमणूक] दस्तऐवज करून
 देवाचे कबूल करतात.

डु. निबंधकाची मुद्री. वांद्रा

सह मुख्यम निबंधक बदर-6
 मुंबई उपनगर जिल्हा मुंबई (बांद्रा)

टिप :
 मूळ इतम असे निवेदीत करतात की. ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व
 मूळ ओळख पटवित्तात.
 देशाली डोलेकर .9. वलरामा . वांद्रा पू मु 51. वय 28.
 निवेक कदम . वरीलप्रमाणे वय 24.

*Upholekar
 Jadan*

निबंधकाची सही

बदर-6/
4922/15
2002

वसई-3
दस्त क्र. 298/2002
86/85

सह मुख्यम निबंधक बदर-6,
 मुंबई उपनगर जिल्हा मुंबई (बांद्रा)

प्रमाणित करण्यात येते की, या
 दस्तामन्चे एकूण.....पाने आहेत.

सह. मुख्यम निबंधक, बदर-6,
 मुंबई उपनगर जिल्हा, बांद्रा.



बदर-6/4922/2002
 पुस्तक क्रमांक 1, क्रमांक पर
 नोंदळा.
 दिनांक 9/9/2002

सह मुख्यम निबंधक बदर-6
 मुंबई उपनगर जिल्हा.

दुय्यम निबंधकः

वसई 3

दस्त गोषवारा भाग-1

वसई3

दस्त क्र 214/2003

20/1/25

214/2003

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

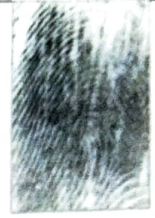
अंगठ्याचा टप्सा

पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव: परेश कोठारी
प्लॉट नं.: -
पत्ता: शक्ती नगर
छाया: शक्ती छाया
वसई पू
वसई

लिहून घेणार

वय 30

सही *Chetan P. Pathan*



पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव: परेश आर कोठारी
प्लॉट नं.: -
पत्ता: शक्ती नगर
छाया: शक्ती छाया
वसई पू
वसई

लिहून घेणार

वय 33

सही *Prakash*



पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव: हरशार्दन बिल्डर्स प्रा लि तर्फे डाय श्री रामचंद्र
फु कु मु श्री विजय - रॉड्रीग्ज
प्लॉट नं.: -
पत्ता: -
छाया: -
वसई
वांद्रा

लिहून घेणार

वय 29

सही *Rodriguez*

